

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
PHILADELPHIA DIVISION

In Re:	
EDWARD L. SPANN, IV Debtor(s)	Chapter 13
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-3 Movant	Case Number: 24-13884-djb
v.	
EDWARD L. SPANN, IV Debtor(s)	
ELS Dynamic Consulting LLC Co-Debtor	
KENNETH E. WEST Trustee	
Respondent(s)	

ORDER

AND NOW, this 14th day of April, 2025, upon the motion of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3, and upon the failure of Debtor to file an Answer or otherwise plead as directed by the Court (and/or after hearing held and consideration of all evidence, arguments and briefs of Counsel), it is ORDERED AND DECREED that Movant, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3 (and any assignee/successor-in-interest) is granted relief from the stay of 11 U.S.C. ~~§362 and §1301~~ to proceed with enforcement of all rights Movant has under state and federal law concerning the Property (the "Property"): 1736 W. ATLANTIC STREET, PHILADELPHIA, PA 19140.

It is further ORDERED and DECREED that the 14-day stay pursuant to BKR 4001(a)(3) is hereby waived.

BY THE COURT:

UNITED STATES BANKRUPTCY JUDGE